

Anniston, Alabama

November 27, 2018

The City Council of the City of Anniston, Alabama, met in Special Session in the Council Chamber in the City Hall of the City of Anniston, Alabama, on Tuesday, November 27, 2018, at approximately 4:04 o'clock p.m.

Jay Jenkins, Council Member, prayed the Invocation.

Jay Jenkins, Council Member, led the Pledge of Allegiance to the Flag.

Mayor Draper called the meeting to order. On call of the roll, the following Council Members were found to be present: Council Members Jenkins, Reddick, Little, Harris and Draper; absent: none. A quorum was present and the meeting opened for the transaction of business.

Jay Johnson, City Manager, was present.

Bruce Downey, City Attorney, was present.

Mayor Draper made a motion to approve the agenda with regards to addressing motion(b) a motion to authorize the relocation of City Hall as the result of the Executive Session first ; The motion was seconded by Council Member Harris and on call of the roll the following vote was recorded: ayes: Council Members Jenkins, Reddick, Little, Harris and Draper; nays: none. The motion carried.

Mayor Draper made a motion to authorize the relocation of City Hall to the City Meeting Center as the result of the Executive Session. The motion was seconded by Council Member Harris.

Bill Whitaker addressed the council that his office was tasked with reviewing potential buildings to relocate city hall; a list of spaces was provided to their office to help evaluate which buildings and what could go inside those building. Approximately 20,000 square feet minimum incorporated in any structure that was reviewed; the relocation must take place and be ready to occupy by August 1, 2019. They considered 16 structures within the city limits. Each facility was considered on the following merits: size, time to renovate the facility, potential for growth, and cost.

1. City Meeting Center: Pros: location (centrally located), approximately 25,000 sq. ft. (does allow for growth), top recommendation, open-plan, \$120 sq. ft. to renovate. Cons: Cost.
2. Anniston Star: Pros: least cost \$90 sq. ft. (had to make a few assumptions since it was put on the table late), set up pretty readily, compartmentalized very well, room for growth, organization for offices set up well for department to work together, shortest amount of time to get ready and move into. Still vetting this facility. Cons: location (but next to city owned structures Botanical Gardens)

Mr. Whitaker's assumed time frame: start of construction- 4month project, design 2 months, advertising-1 month; so about a 7 month process. Which brings up another issue, we are on a tight time frame.

3. BB&T Commerce: Cost estimating \$110 sq. ft. Cons: floors are long and narrow, try to organize city functions in the space, split up across 3 floors; Pros: plenty of room

Council Member Jenkins suggests that Mr. Whitaker share briefly the analysis for the other structures and why they are not viable options for the City of Anniston

4. Calhoun County Annex- Calhoun Commission was not interested, it needs a new roof, and it is not quite big enough
5. Crest Building-too small, a lot of unknown work that needs to be done
6. Winn Dixie (on 202)- initially the owner didn't want to sell but the latest update was that they wanted to be considered, 35,000 sq. ft., available for lease; has sprinkler system, infrastructure is there and ready to go \* Mr. Whitaker noted that the City Meeting Center use to be a Winn Dixie\*
7. Williams Medical Office- not viable long term an institutional structure, cost was 1.9 million, not for lease but for outright purchase
8. Watermark Tower-sprinklers don't extend to all levels, whole building approach which will be costly
9. Hyland Myer- multiple floors, 13,000 floor, basement is biggest challenge-ceilings are low, code wise needs to be updated and the cost was the reason it was removed from the table.
10. Calhoun Building (Old Regions Bank)-not enough room
11. Hancock Furniture (in Len lock) - on the peripheral of the City of Anniston, needs code upgrades but taken off the table because of location.
12. 914 Noble- too small
13. Calhoun Pickers (Old Kitchens Building)-not available for sale
14. Hilliard Robinson-in pretty good shape, readily available, cons: location
15. Southern Bottle-53,000 sq. ft. metal building frame and extent to transform into an institutional building will bring on cost, too much space
16. Ms. Deans Building (looked at in 2014)- 4.5 million to bring building up to code (huge investment)
17. \*Metal Building Facility- \$175 sq. ft. doesn't include purchase of land or site work; wouldn't fit within time frame ( at best 10 months to a year)

Mayor Draper made a motion to table the motion to authorize the relocation of City Hall to the City meeting center as the result of the Executive Session. The motion was seconded by Council Member Reddick, and on call of the roll the following vote was recorded: Council Members Jenkins, Reddick, Little, Harris and Draper; nays: none. The motion carried.

Mayor Draper made a motion to enter into executive session to discuss the consideration the governmental body is willing to offer or accept when considering the purchase, sale, exchange, lease, or market value of real property. The motion was seconded by Council Member Harris; and on call of the roll the following vote was recorded: Council Members Jenkins, Reddick, Little, Harris and Draper; nays: none. The motion carried and the meeting adjourned into executive session at 5:27pm.